

3. In the event of destruction of the building or a substantial portion thereof by fire, flood, storm or other casualty, the lessor shall at his option, have the right, within thirty (30) days from notice of such damage or destruction to elect to rebuild or repair said building, provided that the lessee is given within said thirty (30) day term by the lessor written notice of such intention, and thereafter the building shall be promptly rebuilt or repaired. The rent hereby reserved shall be suspended for and during the period which shall elapse between such destruction or damage to the building and the rebuilding or repair thereof.

4. In event of default of the payment of the rental herein provided or of any installment thereof for a term of more than sixty (60) days, the whole amount of the rent due for the unexpired term of this contract shall, at the option of the lessor, become immediately due and payable or the lessor shall have the right, at his option, to declare the lease terminated and to reenter into immediate and exclusive possession of the premises herein sub-leased.

5. The lessee may sub-lease or sub-let the premises herein leased or any portion thereof for any lawful business purpose not prohibited by the leases hereinabove mentioned but in such event the lessor shall remain liable for all the rent provided herein and for the performance of all other terms of this lease.

6. To the full and faithful performance of this agreement the parties hereto do bind themselves, their heirs,